



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: February 11, 2025

REGARDING: 24555 Novi Road #50-22-22-400-010 (PZ25-0001)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Quick Pass Car Wash

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned General Business

Location: on Novi Road, north of Ten Mile Road

Parcel #: 50-22-22-400-010

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.10.1.A to allow an overhead door to face a major thoroughfare and Section 5.3.11 to eliminate the required separate by-pass lane.

II. STAFF COMMENTS:

The applicant, Quick Pass Car Wash, is seeking (2) variances to their design. The "Dice" property currently has an existing building on it which is scheduled to be demolished.

The requested variances:

- 1) To allow an overhead door to face 10-Mile Road.*
- 2) To eliminate a bypass lane (Zoning section provided below for convenience)*

Section 5.3.11.D

"Drive-through facilities shall provide one bypass lane to allow unobstructed travel for vehicles to pass those waiting to be served. Such bypass lane shall be a minimum of eighteen (18) feet in width, unless otherwise determined by the Fire Marshal."

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. PZ25-0001, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

- 1. _____
2. _____
3. _____
4. _____

2. I move that we **deny** the variance in Case No. **PZ25-0001**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JAN 02 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$330.00
 Meeting Date: 2-11-25
 ZBA Case #: PZ 25-0001

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Quick Pass Car Wash			
ADDRESS 24555 Novi Road		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-22 -400 -010		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Novi Road - North of Ten Mile Road			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS sgriffin@griffinproperties.com	CELL PHONE NO. 248-752-1111
NAME Scott Griffin		TELEPHONE NO. 248-443-9000	
ORGANIZATION/COMPANY Griffin Properties		FAX NO.	
ADDRESS 29433 Southfield Road, Ste 200		CITY Southfield	STATE MI
		ZIP CODE 48076	
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME			TELEPHONE NO.
ORGANIZATION/COMPANY			FAX NO.
ADDRESS		CITY	STATE
			ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.10.1.A</u> Variance requested <u>Overhead door facing a major thoroughfare</u>			
2. Section <u>5.3.11</u> Variance requested <u>Eliminate required separate by-pass lane</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> <li style="width: 50%;">• Dimensioned Drawings and Plans <li style="width: 50%;">• Existing & proposed distance to adjacent property lines <li style="width: 50%;">• Site/Plot Plan <li style="width: 50%;">• Location of existing & proposed signs, if applicable <li style="width: 50%;">• Existing or proposed buildings or addition on the property <li style="width: 50%;">• Floor plans & elevations <li style="width: 50%;">• Number & location of all on-site parking, if applicable <li style="width: 50%;">• Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

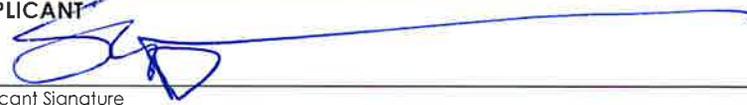
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT



Applicant Signature

12-19-24

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Standard #1 – Circumstances or Physical Conditions

Overhead Door Facing Novi Road - This variance request is to allow for an overhead door facing a major thoroughfare (Novi Road). The shape of the proposed car tunnel wash includes a very linear type building and site configuration which is allowed in the current zoning district. The proposed site layout is the most efficient layout on the existing parcel and is oriented to allow for continued efficiency in the development of the remaining portion of the overall parcel. The linear shape of the proposed tunnel car wash on the subject property requires an overhead door on both the entrance and exit sides (narrow sides) of the building. In this case, the most efficient use of the land is to orient the proposed building in the east-west direction which requires the overhead door to be located on the Novi Road side of the building. Having a door on the Novi Road side of the building is consistent with multiple other buildings both on Novi Road and in the City of Novi that have overhead doors facing a major thoroughfare .

Without the requested variance, the proposed development would have to be turned ninety degrees to the north-south direction which would encumber the far easterly portion of the Novi Road frontage and the property which would essentially deem the remaining portion (the majority) of the property unusable.

Drive-through Lanes

The ordinance requires one by-pass lane to allow un-obstructed travel for vehicles to pass those waiting to be served. The proposed development has three lanes that are empty when not in use, and served by a pay attendant at all times. As part of the car wash operator's standard operating procedures, the pay attendants are trained on the procedures on how to freely move waiting traffic through the property in the event of either an emergency, break down or when a customer decides they no longer want a wash. This business is different than a typical drive through restaurant whereas there is a physical person located at each drive through lane vs. a drive through restaurant where the pay attendant is located inside the building where there is essentially no traffic management taking place. The addition of an un-obstructed drive through lane would substantially increase the difficulty of managing customer traffic for the proposed business and would be no more efficient than the configuration proposed.

Without the requested variance, the proposed site would be shifted to allow for an additional drive through lane requiring the operator to completely block off the by-pass lane with cones to allow for correct traffic flow. In addition, the additional lane would un-necessarily increase the amount of impervious area and would increase the amount of runoff from the site and reduce greenspace.

Standard #2 – Not Self-Created

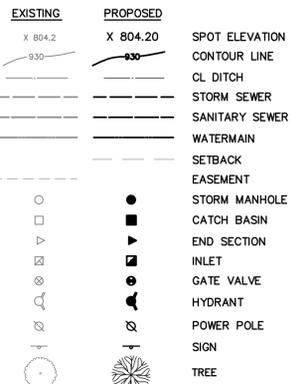
Overhead Door Facing Novi Road - Having an overhead door located on the Novi Road side of the building could be construed as being self created, but in this instance, the proposed site configuration is oriented specifically to allow for efficiency in the development of the overall parcel. In addition as outlined in Standard #1 above, having a door on the Novi Road side of the building is consistent with multiple other buildings both on Novi Road and in the City of Novi that have overhead doors facing a major thoroughfare.

Drive-through Lanes

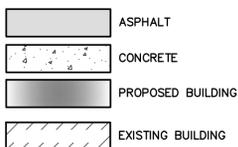
The elimination of a separate by-pass lane could be construed as being self created, however, since the proposed lanes are being manned by attendants who are specifically trained in traffic management of this specific business, the proposed lanes essentially serve the same intended use what is required in the ordinance. The addition of an independent by-pass lane would simply be un-necessarily redundant and un-necessary.

Without the requested variance, the proposed site would be shifted to allow for an additional drive through lane requiring the operator to completely block off the by-pass lane with cones to allow for correct traffic flow. In addition, the additional lane would un-necessarily increase the amount of impervious area and would increase the amount of runoff from the site and reduce greenspace.

LEGEND



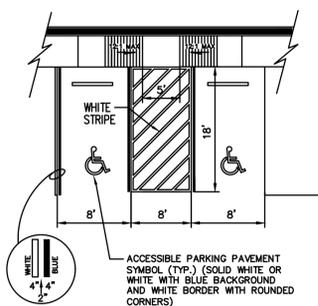
HATCH LEGEND



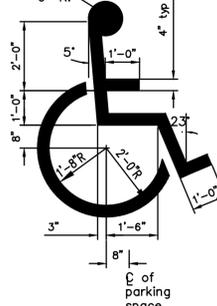
NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TYPICAL ACCESSIBLE PARKING STRIPING
NOT TO SCALE

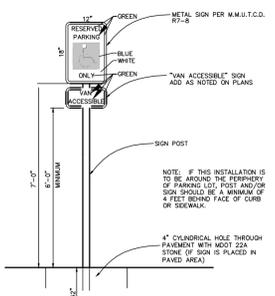


INTERNATIONAL SYMBOL FOR ACCESSIBLE PARKING
NOT TO SCALE

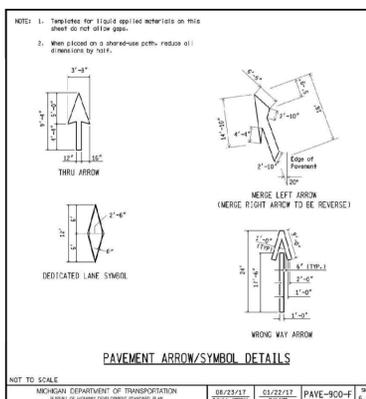


SIGNING & STRIPING NOTES:

- ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS. ALL SIGNS SHALL BE INSTALLED WITH A BOTTOM OF SIGN HEIGHT BEING 7" FROM FINAL GRADE.
- ALL SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.



TYPICAL SIGN AND POST INSTALLATION
NOT TO SCALE



PAVEMENT ARROW/SYMBOL DETAILS



SIGNAGE QUANTITIES

Barrier Free Parking (R7-8) 1 EACH

Do Not Enter (R5-1) 4 EACH

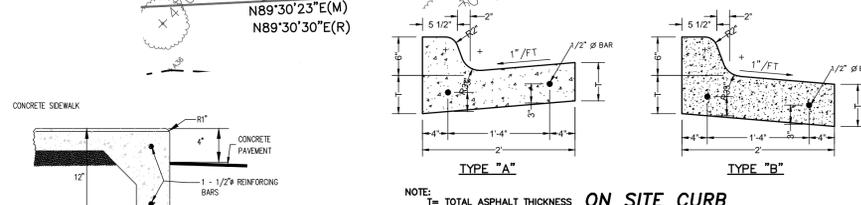
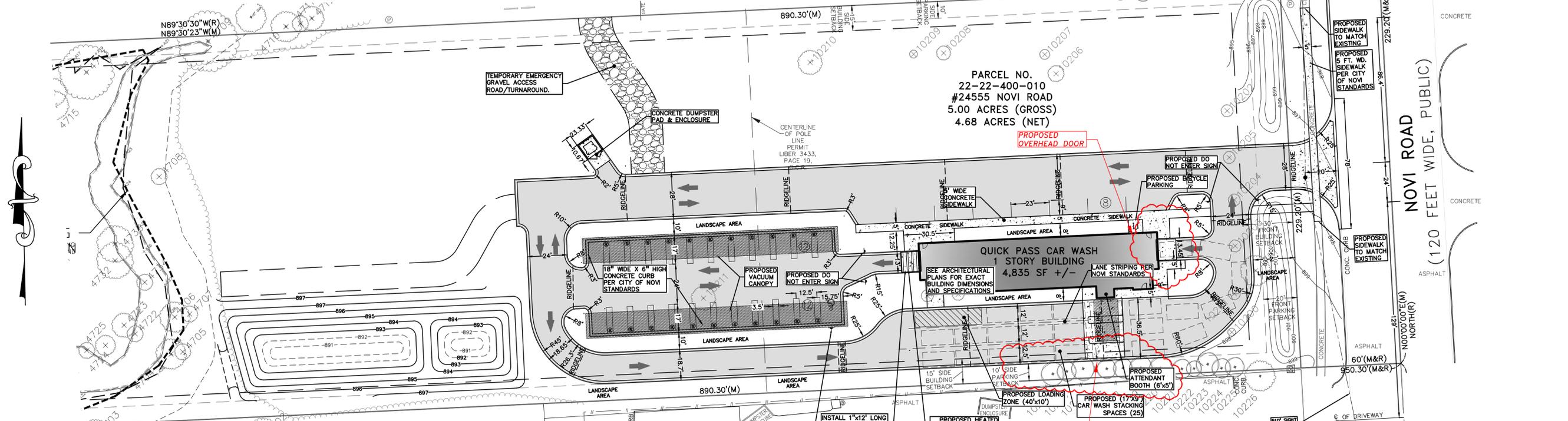
Parcel No. 22-22-400-008

POTLURI ESTATES LLC
24615 NOVI RD.
NOVI, MI 48375
ZONED OS-1

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH CURRENT MUTCD STANDARDS AND SPECIFICATIONS

CAR WASH PARKING:

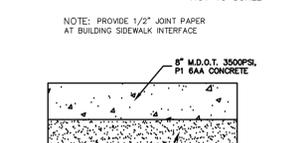
NUMBER OF EMPLOYEES: 6 EMPLOYEES (MAXIMUM SHIFT) REQUIRED:
TWENTY-FIVE (25) VEHICLES PRIOR TO THE TUNNEL (MAY BE IN MULTIPLE LANES), THREE (3) VEHICLES BEYOND THE TUNNEL FOR DRYING AREAS.
PROPOSED: TWENTY-FIVE (25) VEHICLES PRIOR TO THE TUNNEL (IN MULTIPLE LANES), TWENTY-FOUR (4) VEHICLES BEYOND THE TUNNEL FOR DRYING AND VACUUM AREAS, EIGHT (8) PARKING SPACES IN MAIN DRIVE.



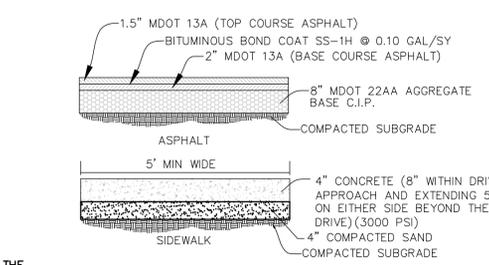
ON-SITE CURB
NOT TO SCALE

INTEGRAL SIDEWALK AND CURB

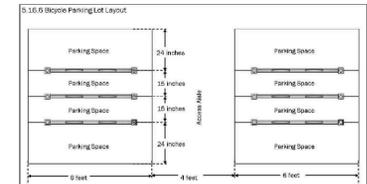
TO BE USED ALONG THE FRONT OF PROPOSED BUILDING NOT TO SCALE



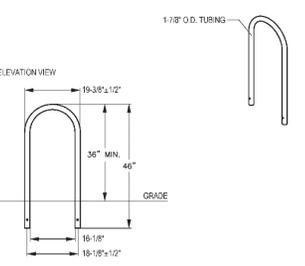
CONCRETE PAVEMENT DETAIL
NOT TO SCALE



ON-SITE PAVEMENT CROSS-SECTIONS
NOT TO SCALE



3.18.9 Bicycle Parking Lot Layout



BIKE RACK DETAIL
NO SCALE

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OAKLAND COUNTY AND CITY OF NOVI CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL ON-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MUTCD. PARKING STRIPING SHALL BE 4" WIDE (SINGLE) AND YELLOW.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - DRIVE APPROACHES TO BE CONSTRUCTED PER OAKLAND COUNTY SPECIFICATIONS.
 - TRANSFORMER PAD LOCATIONS TO BE DETERMINED. TRANSFORMER PADS TO BE SCREENED WITH PLANTINGS PER CANTON TOWNSHIP ORDINANCE.
 - NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.
 - THIS SITE PLAN APPROVAL INCLUDES THE PROPOSED CAR WASH, DETENTION SYSTEM AND FIRE LANE CONSTRUCTION. THIS SITE PLAN APPROVAL DOES NOT INCLUDE THE PROPOSED FUTURE BUILDING PADS, DRIVE THRU'S, AND PARKING AS SHOWN ON THIS PLAN.
 - ALL WORK WITHIN THE NOVI ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND SHALL NOT BEGIN UNTIL A ROW PERMIT IS ISSUED.
 - TRAFFIC CONTROL AND ROAD NAME SIGNS SHALL BE REMOVED, TEMPORARILY RESET, AND MAINTAINED BY THE PERMIT HOLDER. TRAFFIC CONTROL SIGNS SHALL BE RESET IN CONFORMING LOCATIONS WHERE THEY WILL CONTINUE TO SERVE THEIR INTENDED PURPOSES. ANY EXISTING SIGNS WHICH ARE DAMAGED DURING THE COURSE OF CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE PERMIT HOLDER.

GENERAL DEVELOPMENT SCHEDULE:

TASK	TIMELINE
DEMOLITION:	SPRING 2025
SITE DEVELOPMENT:	WINTER 2024
CONSTRUCTION:	SPRING/SUMMER 2025

SITE ADDRESS

24555 NOVI ROAD

CURRENT ZONING:

B-3, GENERAL BUSINESS DISTRICT

SITE AREA:

TOTAL SITE AREA: 5.00 ACRES
LESS NOVI ROAD R.O.W.: 0.32 ACRES
NET AREA: 4.68 ACRES

BUILDING SETBACKS:

FRONT	REAR	SIDES
REQUIRED: 30 FEET	REQUIRED: 20 FEET	REQUIRED: 15 FEET
PROVIDED: 30 FEET	PROVIDED: 20 FEET	PROVIDED: 15 FEET

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT ALLOWED: 30 FEET

PROPOSED BUILDING HEIGHT: 30' MAX.

SIDEWALK BUFFER NOTE:

THERE SHALL BE A MINIMUM 3' BUFFER DISTANCE BETWEEN THE PROPOSED ROADWAY SIDEWALKS AND ANY FIXED OBJECTS, SUCH AS SIGNS, HYDRANTS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

SITE / DIMENSION PLAN
CLIENT: GRIFFIN PROPERTIES
24555 NOVI ROAD - PARCEL NO. 22-22-400-010
SECTION: 22
TOWNSHIP: 1 N.
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
2024-6-24 PER REVIEW
2024-9-27 UPDATE
2024-10-10 PER REVIEW
2024-12-5 UPDATE PLANS

DATE: 11-13-2023
DRAWN BY: RMS
CHECKED BY: LW

SCALE: HOR 1"=30 FT.
VER 1"=6 FT.

2
23-160